



Shepherds
Property Sales & Lettings

Village Close | Hoddesdon | EN11 0GP | Offers Over £200,000

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Village Close | Hoddesdon | EN11 0GP

Council: Broxbourne Borough Tax Band: C

Nestled in the serene Village Close of Hoddesdon, this charming ground floor flat offers a delightful combination of comfort and convenience. Spanning an impressive 530 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for individuals, couples, or small families seeking a welcoming home.

Upon entering, you are greeted by a spacious reception room that provides a perfect space for relaxation and entertaining. The functional kitchen and a modern bathroom.

The flat is situated in a peaceful location, allowing you to enjoy the tranquillity of the nearby river, yet it remains conveniently close to local amenities. Hoddesdon is known for its vibrant community, offering a variety of shops, cafes, and parks to explore. For those who require excellent transport links, Rye House Train Station is just a short distance away, making commuting a breeze.

This property presents a fantastic opportunity for first-time buyers looking to enter the property market or for those wishing to downsize. With its appealing features and prime location, this two-bedroom flat in Village Close is a must-see for anyone seeking a comfortable and convenient lifestyle.

As a leasehold property with 99 years remaining on the lease, it comes with a ground rent of £150 and an annual maintenance fee of £1,740. Don't miss your chance to make this lovely flat your new home.

All mains Services connected. Not Flooded in the last 5 years.

- Ground Floor Flat
- Chain Free
- Living /Dining Room
- 2 Bedrooms
- Bathroom
- Allocated Parking
- Needs Updating
- Walking Distance of Station
- Riverside Walks





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Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



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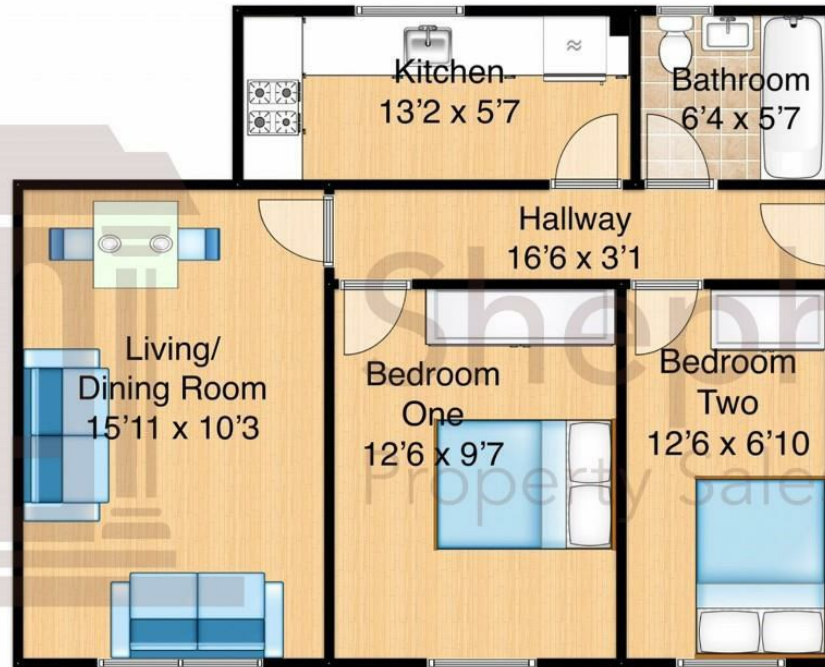


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Plotters Court, Village Close, Hoddesdon



Total Approx Sq Ft 530



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd

Rooms:

Entrance Door

Entrance Hall
16'6 x 3'1 (5.03m
x 0.94m)

Living / Dining
Room
15'11 x 10'3
(4.85m x 3.12m)

Kitchen
13'2 x 5'7 (4.01m
x 1.70m)

Bedroom One
12'6 x 9'7 (3.81m
x 2.92m)

Bedroom Two
12'6 x 6'10
(3.81m x 2.08m)

Family Bathroom
6'4 x 5'7 (1.93m x
1.70m)

Exterior

Allocated Parking
Space

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PROTECTED

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PROTECTED



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